



5-105

ORDINANCE NO. 1567

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CAR WASH AND RETAIL GASOLINE SALES OPERATION IN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for a car wash and a retail gasoline sales operation in a Light Industrial (LI) zoning district.

SECTION 2. That the car wash and the retail gasoline sales operation shall be located within the property located generally at Beltline Road in the Light Industrial (LI) zoning district in the Brookhaven Business Park Phase I and as more specifically described in Exhibit "A" attached hereto and incorporated herein.

SECTION 3. That the car wash and retail gasoline sales operation shall be operated in accordance with the following provisions:

- a. A replat of the subject property shall be submitted to and approved by the Planning and Zoning Commission and the City Council prior to any certificate of occupancy being issued on the property.
- b. A site plan indicating the car wash and retail gasoline sales operation and designating all utility lines and taps shall be submitted to and approved by the Planning and Zoning Commission and the City Council prior to any certificate of occupancy being issued on the property.
- c. An unobstructed area twenty feet (20') in width shall be maintained between the west property line and the edge of the canopy covering the gas pumps.
- d. All underground gas storage tanks shall be located on the south side of the property, east of Detail clean and wax, so as to be twenty feet (20') from the south property line and a minimum of twenty feet (20') east from the west property line.
- e. The property owners have voluntarily agreed to deed restrict the property through written and recorded deed restrictions which reserve to the City the right to review the zoning on the property after a certain stated period of time and upon giving written notice to the then owner and after complying with all statutory notice and public hearing requirements to re-zone the property for a use other than a car wash and retail gasoline sales operation, and to order and obtain a cessation of the car wash and retail gasoline sales operation. A copy of said Voluntary Deed Restrictions and Agreement is attached hereto as Exhibit "B" and is incorporated herein.

SECTION 4. That the owner of the property did voluntarily offer to deed restrict the property in favor of the City, and said deed restrictions are acceptable and the City Administration is instructed to file same for record.

SECTION 5. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a car wash and retail gasoline sales operation.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

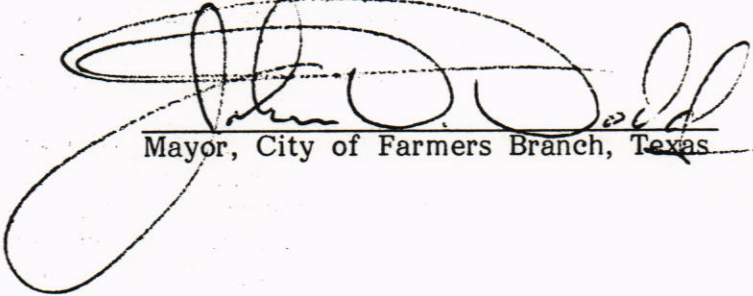
SECTION 7. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

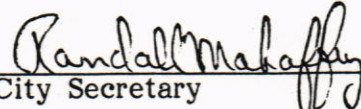
SECTION 9. The fact that it appears the above described property requires the specific use permit be granted in order to permit the use and development of the property as requested, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency in the preservation of the public health, safety and welfare, which requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 6th day of May, 1985.

APPROVED:

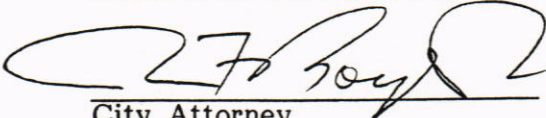

Mayor, City of Farmers Branch, Texas

ATTEST:


City Secretary

[SEAL]

APPROVED AS TO FORM:


City Attorney



**FARMERS
BRANCH**

ORDINANCE NO. 1838

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS,
AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE
CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED;
SO AS TO AMEND THE SPECIFIC USE PERMIT FOR A CAR
WASH AND RETAIL GASOLINE SALES OPERATION IN A LIGHT
INDUSTRIAL (LI) ZONING DISTRICT SUCH THAT A GENERAL
AUTOMOTIVE REPAIR FACILITY IS INCLUDED AT 3336
BELTLINE ROAD; PROVIDING FOR CONDITIONS OF OPERATION;
PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF
TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE;
PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN
EFFECTIVE DATE.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a Specific Use Permit under the Zoning Ordinance Regulations and Zoning Map have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to amend the Specific Use Permit for a car wash and retail gasoline sales in a Light Industrial (LI) Zoning District such that a general automotive repair facility is included on Lot 1, Block 1, of the MTR Development Addition and more commonly known as 3336 Beltline Road.

SECTION 2. That the above described car wash, retail gasoline sales and general automotive repair facility shall be constructed in the manner set forth on the approved site plan attached as Exhibit "A".

SECTION 3. That the above described facility shall be operated in compliance with the following condition:

- a. Vehicles which do not display both a valid license plate tag and state inspection sticker must be stored within the building when such vehicles remain on premise overnight.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas as herein amend by the granting of a Specific Use Permit for a "Car Wash, Retail Gasoline Sales and General Automotive Repair Use."

SECTION 5. That the granting of this specific use permit shall not be construed to amend the conditions or the rights granted to the City as contained in the "Voluntary Deed Restrictions" placed on the property and dated May 14, 1985.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

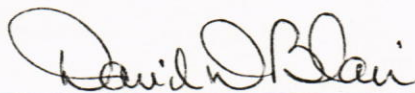
SECTION 7. That if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 9. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 5th day of September, 1989.

APPROVED:



Mayor, City of Farmers Branch, Texas

APPROVED AS TO FORM:

ATTEST:

T.O. Bawls
City Attorney

Beth Ann Davis
City Secretary

NOTE: ONLY THE CLOUDED AREA IS INVOLVED IN THE ADDITION - ALL OTHER EXISTING STRUCTURES & SITE WORK REMAINS UNCHANGED

NPH Architects
1479 Collins Parkway Suite 710

July 14, 1980
MAM
JW

CENTER

ULTRA CAR CARE

3336 Belt Line Road
Farmers Branch, Texas 75234

SITE PLAN

Exhibit "A" 1 of 5

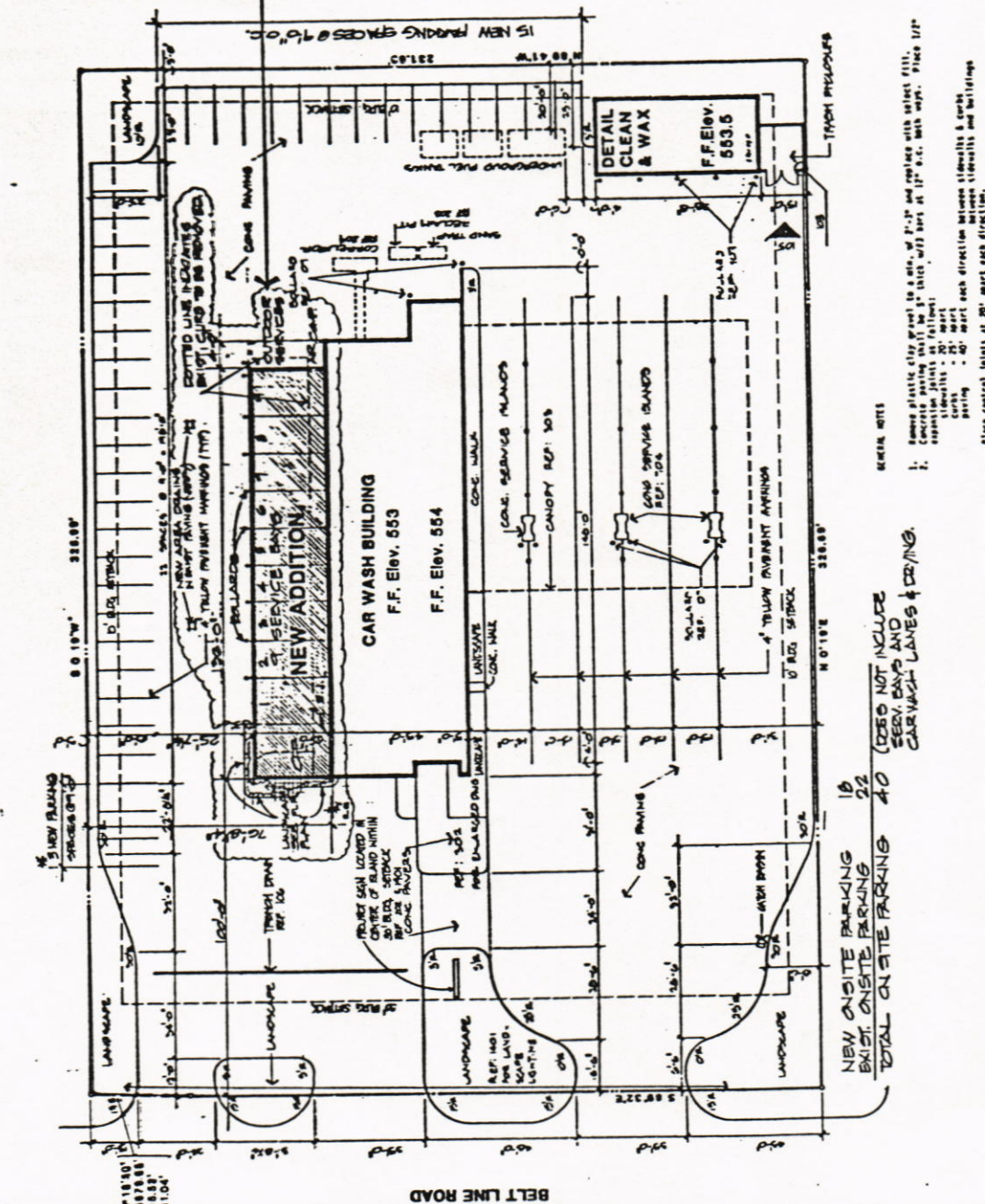
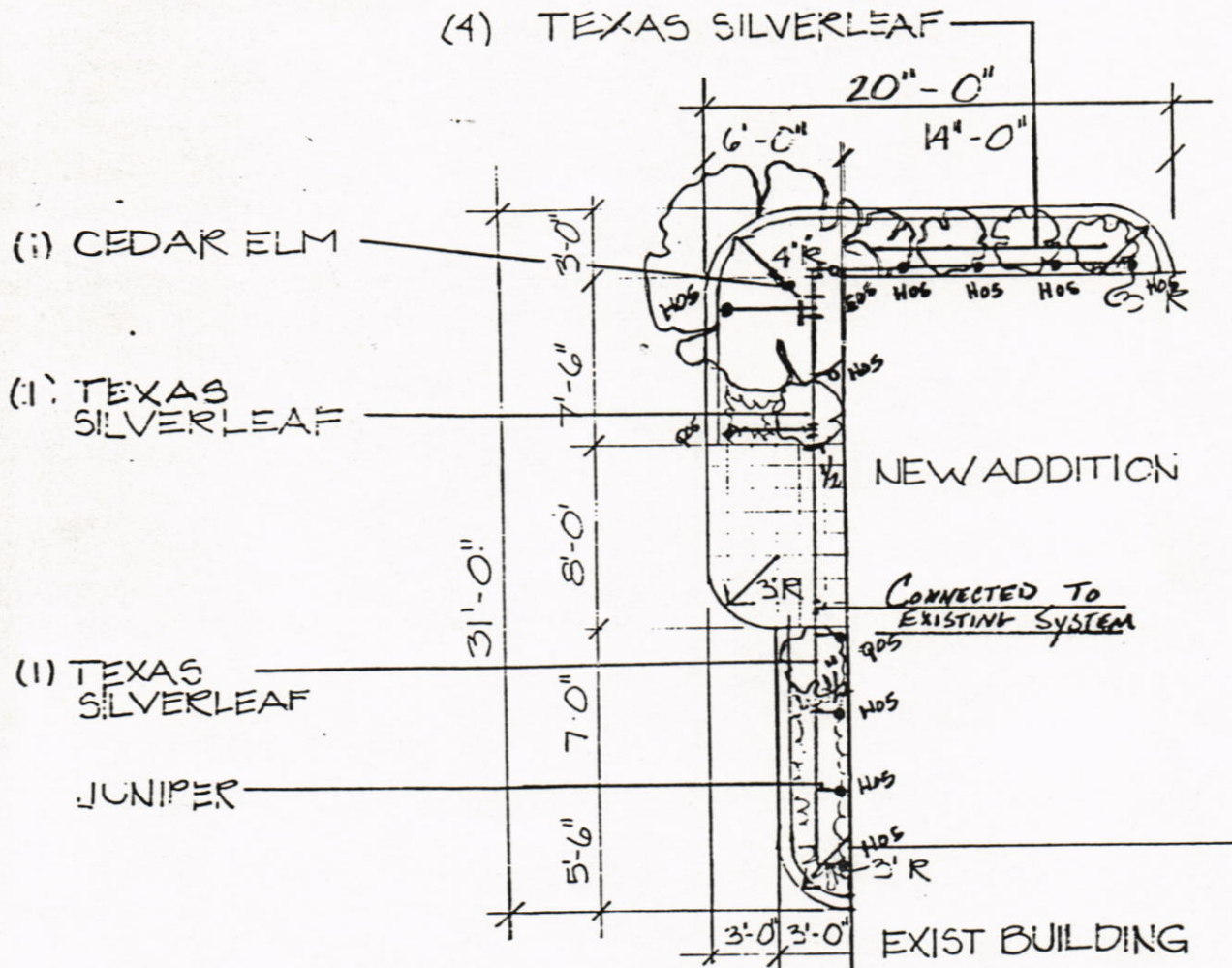


Exhibit "A"



IRRIGATION PLAN ULTRA CAR CARE CENTER

3336 BELT LINE ROAD
FAMERS BRANCH, TEXAS 75234

NPH Architect
16479 Dallas Parkway Suite 710
Dallas, Texas 75248
(214) 250-3399

AUGUST 7, 1989

NPH #8815

Exhibit "A"

A simple compass rose with a circle and four points. The top point is labeled 'NORTH' in capital letters.

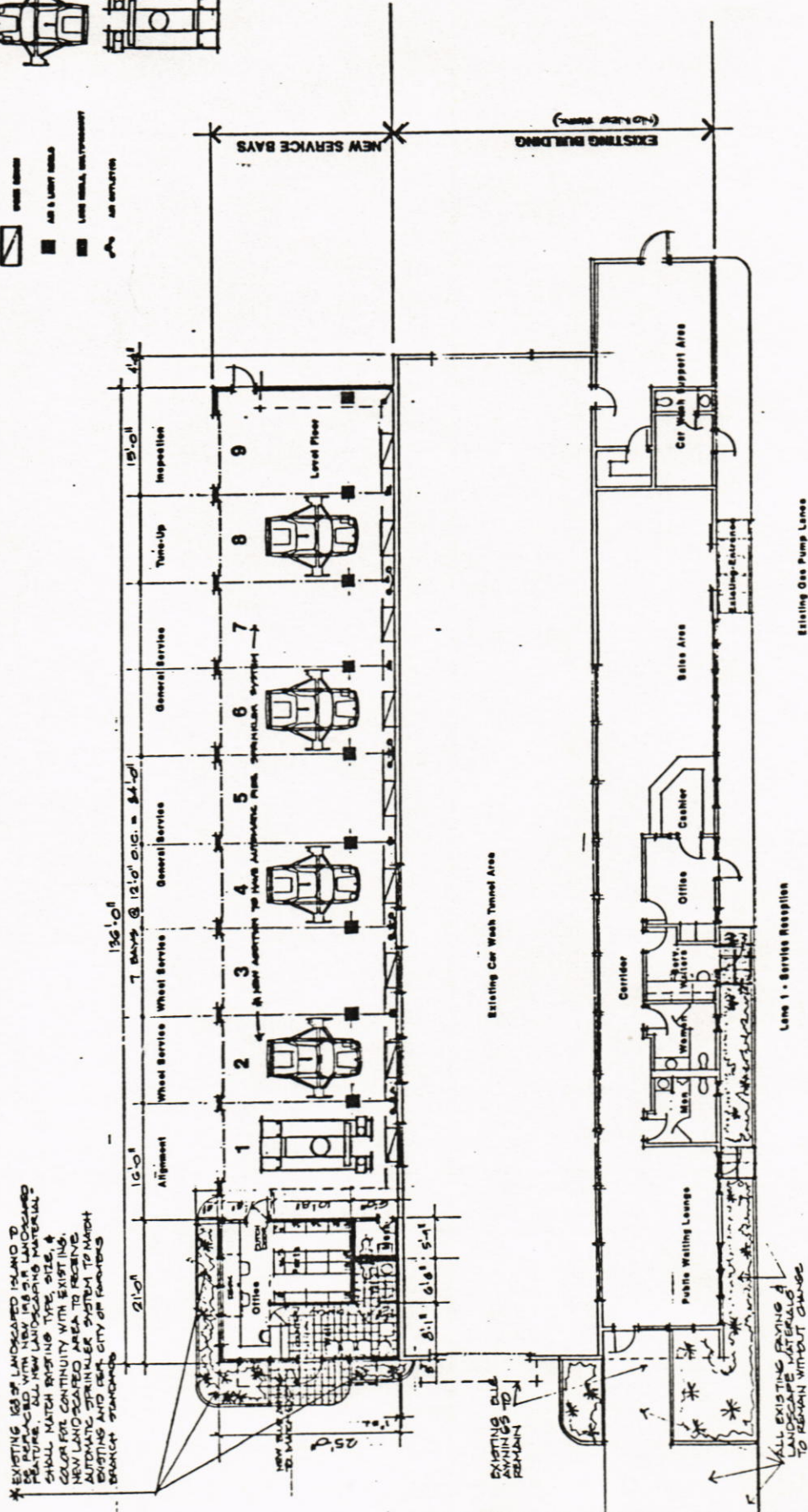
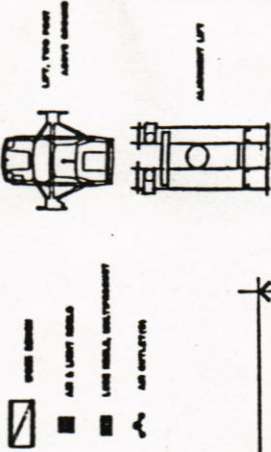


3336 BELT LINE ROAD
FAMERS BRANCH, TEXAS 75234

AUGUST 7, 1989
NPH #8815

Exhibit "A"

LEGEND - EQUIPMENT



NPH Architects
16479 Dallas Parkway Suite 710
Dallas, Texas 75248
214/343-7700

July 14, 1960
NPM 20015

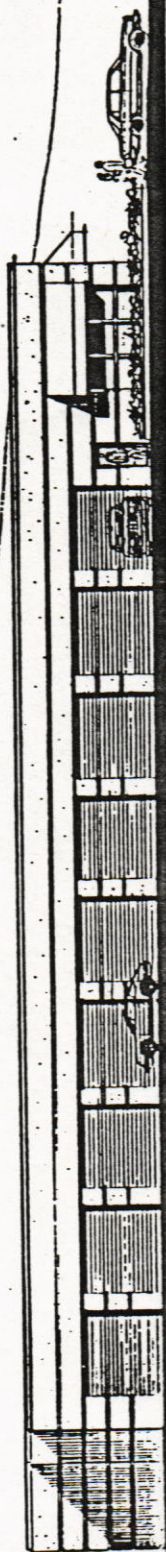
ULTRA CAR CARE CENTER

**3336 Belt Line Road
Farmers Branch, Texas 75234**

FLOOR PLAN

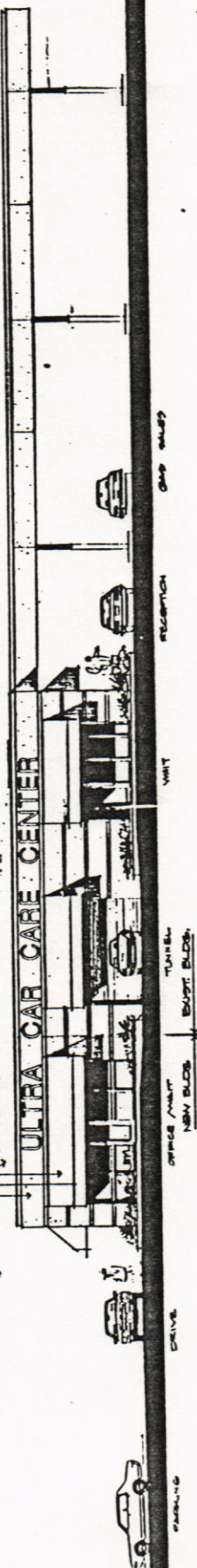
Exhibit "A"
4 of 5

Exhibit "A"



302 EAST ELEVATION

WALLS & BASED TO MATCH EXIST.
SPRINKLER TO MATCH EXIST.
ADJUST TO MATCH EXIST.
NEW SIGNAGE



301 NORTH ELEVATION

ULTRA CAR CARE CENTER

3336 Belt Line Road
Farmers Branch, Texas 75234

NPH Architects
18479 Dallas Parkway, Suite 710
Dallas, Texas 75248
(214) 250-3399
REVISED: 7.11.15

JULY 14, 1999
NPH 00115

Exhibit "A"